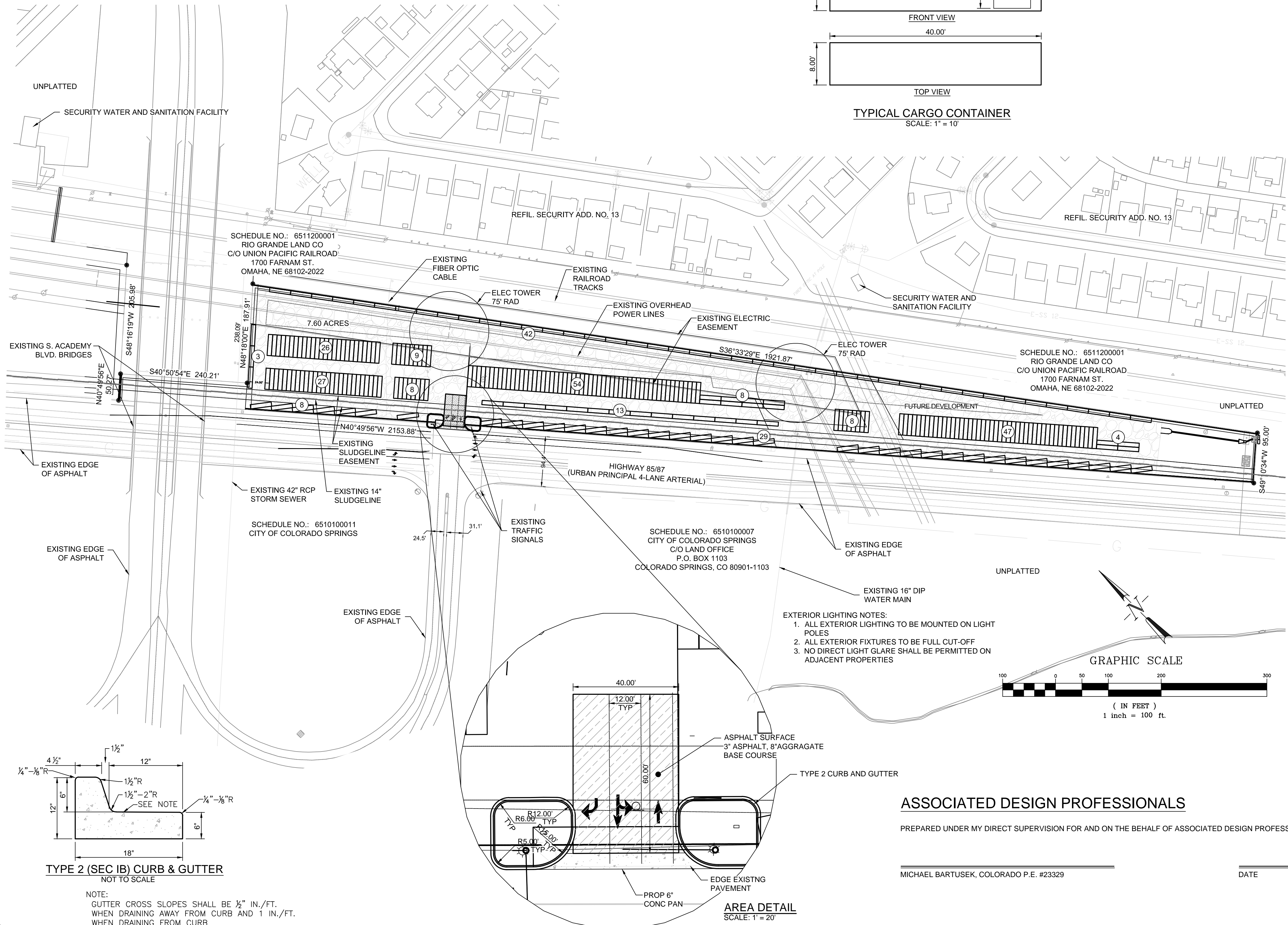
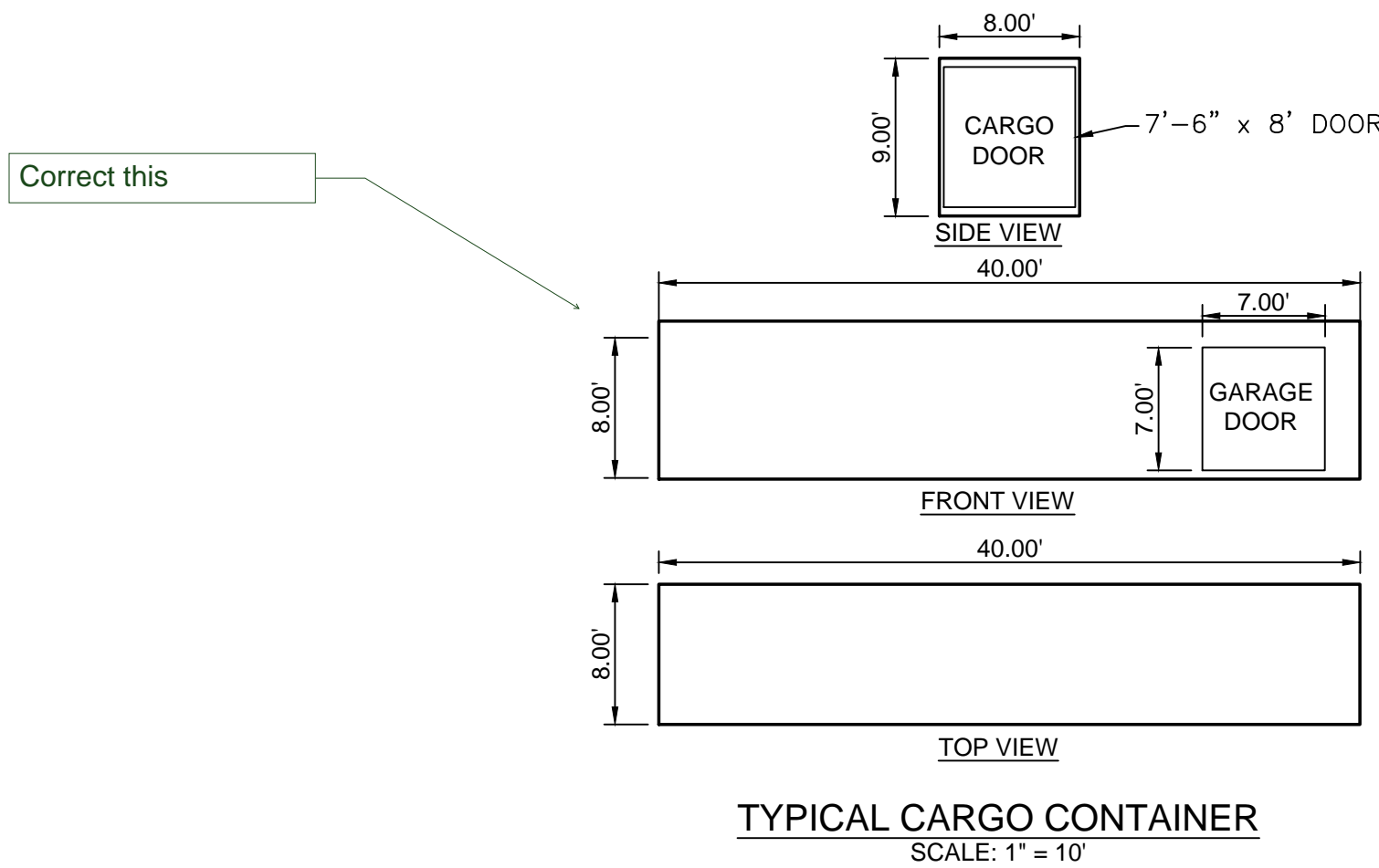
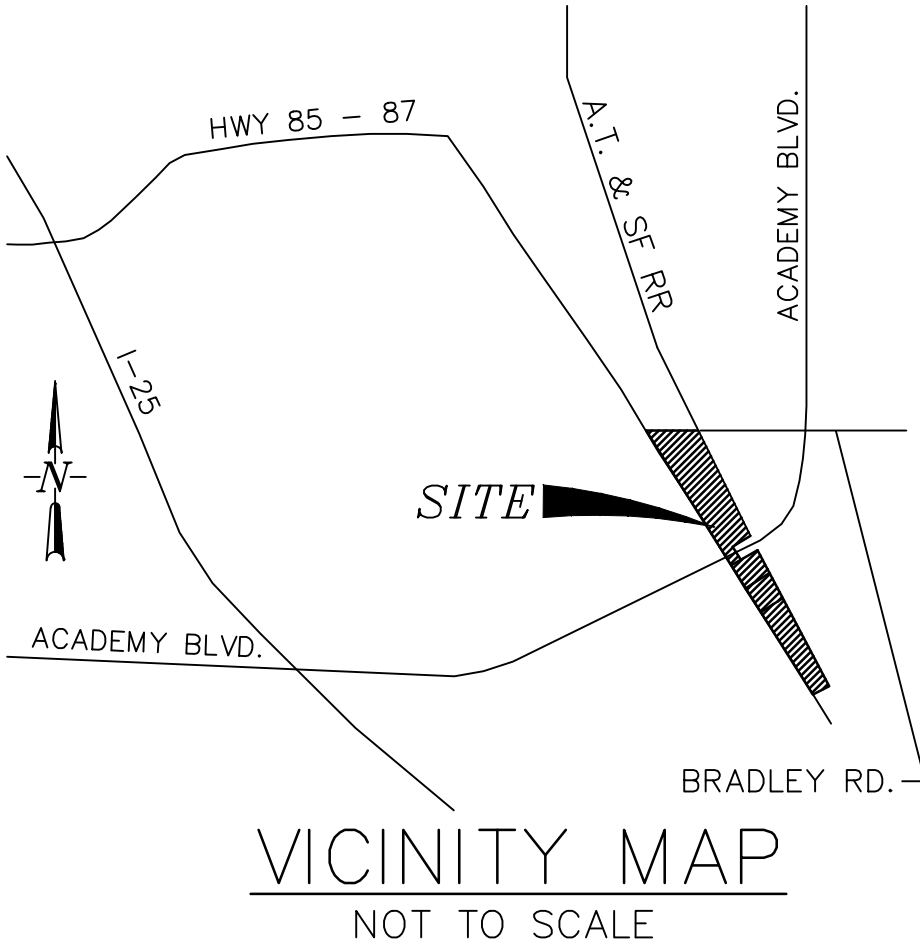


SOUTH ACADEMY BUSINESS CENTER



S. ACADEMY BLVD/HIGHWAY 85/87

START DATE: November, 1, 2017  
SCHEDULE NO.: 6503400041

EXISTING LEGAL DESCRIPTION  
TR IN SEC 3, 10 & 11-15-66 DESC AS FOLLS: COM AT INTERSEC OF N LN S2SW4 SEC 34-14-66 W/A LN 30.0 FT SWLY & PARA W/ C/L OF FORMER MAIN LN OF DENVER & RIO GRANDE WESTERN R/R, TH SELY 30.0 FT SWLY OF & PARA W/ SD C/L, TH S 20<28'27" E 2042.86 FT, TH ALG ARC OF CUR TO THE L HAVING A RAD OF 2802.58 FT A/C/A OF 20<20'52" AN ARC DIST OF 995.29 FT, TH S 40<48'39" E 3642.50 FT TO A PT ON S LN NW4 SE4 SD SEC 3, TH N 89<42'05" E 6.59 FT TO A PT 25.0 FT SWLY OF C/L OF FORMER MAIN LN OF DENVER & RIO GRANDE WESTERN R/R, TH S 40<49'56" E ON A LN 25.0 FT SWLY & PARA W/ SD C/L 824.02 FT FOR POB, TH 48<16'19" E 50.28 FT S 40<50'54" E 240.21 FT, N 48<18'00" E 187.91 FT TO A PT THAT IS 75.0 FT SWLY OF C/L OF ATCHISON, TOPEKA & SANTA FE R/R, TH S 36<33'29" E 75.0 FT SWLY & PARA W/ SD C/L 1921.87 FT, TH S 49<10'34" W 95.0 FT, N 40<49'56" W 2153.09 FT TO POB

OWNER: 10230 HALL BLVD LLC

LOCATION: 4425 HIGHWAY 85-87  
PO BOX 38036  
COLORADO SPRINGS CO 80937

APPLICANT: ASSOCIATED DESIGN PROFESSIONALS, INC  
3520 AUSTIN BLUFFS PARKWAY #102  
COLORADO SPRINGS, CO. 80918  
PHONE (719) 266-5212

EXISTING ZONING: M (INDUSTRIAL)

BLDG SETBACKS:  
FRONT- 15'  
REAR - 15'  
SIDES - 0'

MAXIMUM BUILDING HEIGHT: 45'

- SHEET INDEX:
1. SITE DEVELOPMENT PLAN
  2. LANDSCAPE DEVELOPMENT PLAN - 1 OF 3
  3. LANDSCAPE DEVELOPMENT PLAN - 2 OF 3
  4. LANDSCAPE DEVELOPMENT PLAN - 3 OF 3
  5. LANDSCAPE DETAILS

NOTE:  
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARD FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

ASSOCIATED DESIGN PROFESSIONALS

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON THE BEHALF OF ASSOCIATED DESIGN PROFESSIONALS, INC.

MICHAEL BARTUSEK, COLORADO P.E. #23329

DATE

FILE NO.  
PCD 17-004

SOUTH ACADEMY BUSINESS CENTER  
4425 HWY 85-87  
EL PASO COUNTY, COLORADO  
SITE DEVELOPEMENT PLAN

SHEET

1 of 5



# Markup Summary

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Correct this (1)

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Correct this



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdkendall  
**Date:** 5/23/2018 4:10:56 PM  
**Color:**

Correct this